

FORMULAS FOR CALCULATING DEVELOPMENT POTENTIAL FROM ZONING

Basic GFA Formula

For a single lot within a single zoning district, the **allowed Gross Floor Area (GFA)** that can be built on that lot depends on the **area of the lot** and the **maximum Floor Area Ratio (FAR)** within that zoning district. The formula is as follows:

$$\text{allowedGFA} = (\text{lot area}) \times \text{maxFAR}$$

GFA for a Single Lot in Two Zoning Districts

For a single lot that is within more than one zoning district, the **allowed Gross Floor Area (GFA)** must be calculated separately for each zoning district, based on the **areas of the portions of the lot within each district**. The total allowed GFA is the sum of the allowed GFA for each part of the lot. The total GFA can be distributed within the lot regardless of the zoning district divisions, with some limitations. Also, the use limitations within each district still apply.

$$\text{allowedGFA}_{\text{district}} = (\text{lot area})_{\text{district}} \times \text{maxFAR}_{\text{district}}$$

$$\text{allowedGFA}_{\text{total}} = \text{allowedGFA}_{\text{district 1}} + \text{allowedGFA}_{\text{district 2}}$$

GFA in Districts where Maximum FAR Changes for Different Uses

In many commercial zoning districts, a different maximum FAR is allowed for residential uses than for non-residential uses. This is intended to encourage the development of housing as part of mixed-use developments in non-residential areas. This means that the **allowed Gross Floor Area (GFA)** for a mixed-use (residential and non-residential) development on a single lot depends on knowing the percentage of floor area being used for **residential uses (res)** and the percentage of floor area being used for **non-residential uses (nonres)**. These percentages will add to 100%.

$$\begin{aligned} \text{allowedGFA} = & (\text{lot area}) \times \text{maxFAR}_{\text{res}} \times (\% \text{ of floor area})_{\text{res}} \\ & + (\text{lot area}) \times \text{maxFAR}_{\text{nonres}} \times (\% \text{ of floor area})_{\text{nonres}} \end{aligned}$$

Maximum Number of Dwelling Units

On a given lot in a given zoning district, a maximum number of dwelling units can be developed based on the **area of the lot** and the **minimum lot area per dwelling unit (D.U.)**, specified for that district in the Zoning Ordinance. This calculation is independent of the Gross Floor Area in the development, therefore it does not imply a minimum or maximum unit size.

$$\text{max \# of D.U.} = (\text{lot area}) / (\text{min lot area per D.U.})$$